

Andrew O'Neill House
712 Second Street
Portsmouth
Scioto County
Ohio

HABS No. OH-652

HABS
OHIO
73-PORT
4-

PHOTOGRAPHS

WRITTEN HISTORIC AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

HISTORIC AMERICAN BUILDINGS SURVEY

ANDREW O'NEILL HOUSE

HABS No. OH-652

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72-0027
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Location: 712 Second Street, Portsmouth, Scioto County, Ohio, situated on the south side of Second Street between Washington Street and a paved alley adjacent to the Portsmouth Municipal Building.

U.T.M. 17.326280.4288660

Present Owner: Horizon Limited Partnership
John E. Sandefur, Managing Partner
c/o The Sandefur Companies
935 East Broad Street
Columbus, Ohio 43205

Use/Occupancy: Residence. Vacant and abandoned.

Significance: The O'Neill House is a significant example of Italianate Architecture.

Rehab Program: The Andrew O'Neill House is to be demolished for park area and other outdoor uses needed to serve elderly housing in the rehabilitated Fowler Building, to the west. The building is being offered for relocation. If not relocated, significant architectural features will be salvaged for reuse in the Boneyfiddle Historic District.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Erected 1858. Additions were carried out in 1858 and 1871.
2. Architect: Unknown.
3. Original and subsequent owners: It is thought that the house was built and occupied between 1858-1874 by Andrew O'Neill and his family of six. The house was then owned by John Cooley, lived in for the period of 1874-1907. The property was acquired by J.G. and Anne Reed, occupants of 716 Second Street, in the process of assembling ownership for the entire block, the so-called Fowler Block. The Fowlers took possession in the 1940's.
4. Builder: Unknown.
5. Original plans and construction: Original plans cannot be found. Sketch plans to scale are included herein as Exhibits 0-1 and 0-2.

6. Alterations and additions: Rises in property value in 1858 and 1871, plus the present configuration of the building indicate that several additions or improvements were added to the original house.

B. Historical Context:

The O'Neill House is in a small grouping of 19th century residences, now surrounded by a motel, gas station, warehouses, and government buildings, at the edge of the Boneyfiddle Historic District.

The House was occupied by O'Neill, a stove dealer originally from Maryland. John Cooley, the next owner, was a saddle and harness maker who had a shop on Market Square. As neither appeared to be leading figures locally, the true significance of the O'Neill House rests in its architectural character.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The O'Neill House was built in a downtown residential area immediately north of the Ohio River, an area subsequently rebuilt for commercial and governmental purposes. The original residential character was destroyed in the process. The O'Neill House, though modest in scale, exhibits a measure of grace and stateliness due to its proportions and elegant ornamentation.
2. Condition of the fabric: The building is badly deteriorated. It appears that the property has been valued primarily in terms for its potential to provide land needed to serve the land-locked Fowler Building. Consequently, reinvestments have not been made in the structure. There is evidence of water damage, rot and structural damage, and vandalism. The house is in very poor condition.

B. Description of Exterior:

1. Overall dimensions: Overall dimensions are shown on the scaled floor plans herein.
2. Foundation: Partial basement and foundations are brick.
3. Walls: The walls are wood frame with lapped siding.
4. Structural system: Wood frame exterior and interior bearing walls, with conventionally-framed 2 by 4 walls, joists, and rafters.
5. Porches and stoops: The main door is protected by a one-story, flat-roofed porch with chamfered posts, paneled plinth, and bracketed capitals, supporting an entablature with dentils under the cornice. Stone stoop under porch.

6. Bays: An ornate bay window with classical detailing is found on the left side (east elevation).
7. Chimneys: Brick, common bond, with clay pots.
8. Openings:
 - a. Main door, Italianate details with glass panel, has been stolen.
 - b. Windows are rectangular 2/2.
9. Roof:
 - a. Shape and covering: Gable roof with standing seam, metal covering. Pediment level gable end with cornice returns gives classical feeling to Italianate structure.
 - b. Cornice and eaves: Plain boxed cornice with brackets.
10. Fencing: Original iron fence and gate fronts the property. Fence and gate will be salvaged, and reused in the rehabilitation of the Newman House next door.

C. Description of Interior:

1. Floor plans: These are shown in the enclosed Exhibits 0-1 and 0-2. Building photographs show architectural character.
2. Stairways: The original stairway is of simple design, with square posts and nearly square bannister.
3. Floors: Undistinguished hardwoods and softwoods.
4. Finishes: Walls and ceilings are plaster on lath.
5. Openings:
 - a. Original doors are plain 4-panel doors, simply trimmed with plain boards.
 - b. Window treatments are similarly simple in character.
 - c. The living room and dining room windows are given special treatment with panels and trim, as seen on photographs. The dining room bay is similarly treated.
6. Decorative features and trim: Cast iron metal fireplace in living room will be salvaged for reuse in Boneyfiddle Historic District.

7. Hardware: Undistinguished.
 8. Mechanical equipment: Building has been "modernized."
Other than fireplace, no original equipment remains.
- D. Site:
1. General: The site is a typical, downtown lot, served by a rear alley.
 2. Landscape: The landscape has no distinguishing features, except for the iron fencing and gate mentioned above.

PART III. SOURCES OF INFORMATION

- A. Original Architectural Drawings: None can be found.
- B. Early Views: None can be found.
- C. Primary Sources, as indicated on the Architectural Data Form:
 1. Evans, History of Scioto County, Portsmouth, 1903.
 2. Portsmouth City Directories
 3. 1870 Census of Scioto County
 4. Records in the Offices of the Scioto County Auditor, Treasurer, and Recorder.
- D. Archive Photography, as shown on the Index to Photographs & Photographer:
 1. Thomas Abernathy, Columbus, Ohio. 4 x 5 Fullview Camera Format. Archive prints included herein. Archive negatives included herein. Date of photography: March, 1980.
- E. Supplemental Photography:
 1. Various views of exteriors and interiors with 35mm and 2½ x 2½ format cameras. Original prints and negatives have been submitted to the Ohio Historical Society, Columbus, Ohio, along with a copy of this report.

Photographer: David Lucas, Columbus, Ohio. Date of Photography: February, 1981.
 2. Various exterior and context views submitted to the Advisory Council on Historic Preservation. Original prints submitted to the Advisory Council. Negatives in possession of present owner and project architect. Photography of staff of Schooley Caldwell Associates, Architects and Engineers, and William Harper,

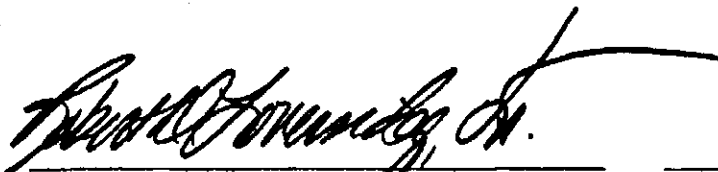
Consultant, both of Columbus, Ohio.

Date of Photography: Summer and Fall of 1980.

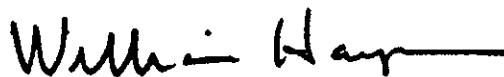
PART IV. PROJECT INFORMATION

- A. Ohio Historic Inventory Form compiled by the Ohio Historic Preservation Office, Ohio Historical Society, Columbus, Ohio, revised in December, 1980, by Lois Rock, Regional Preservation Officer in Portsmouth, Ohio.
- B. Architectural Data Form prepared by William Harper, Consultant, Columbus, Ohio, using data from the Ohio Historic Inventory Form and field inspection of the property.

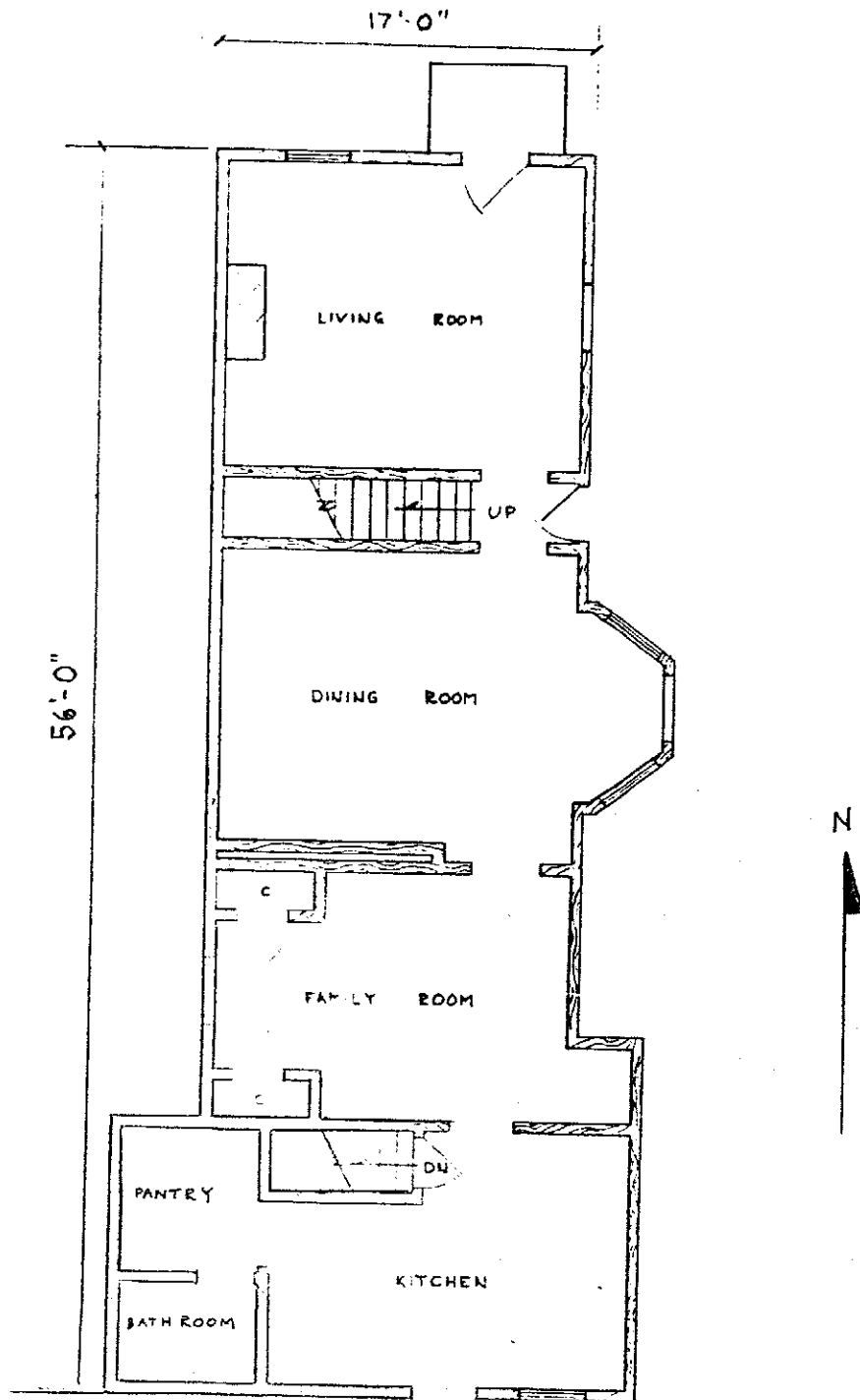
Respectfully submitted,



Robert D. Loversidge, Jr., AIA
Schooley Caldwell Associates
Columbus, Ohio
March 2, 1981

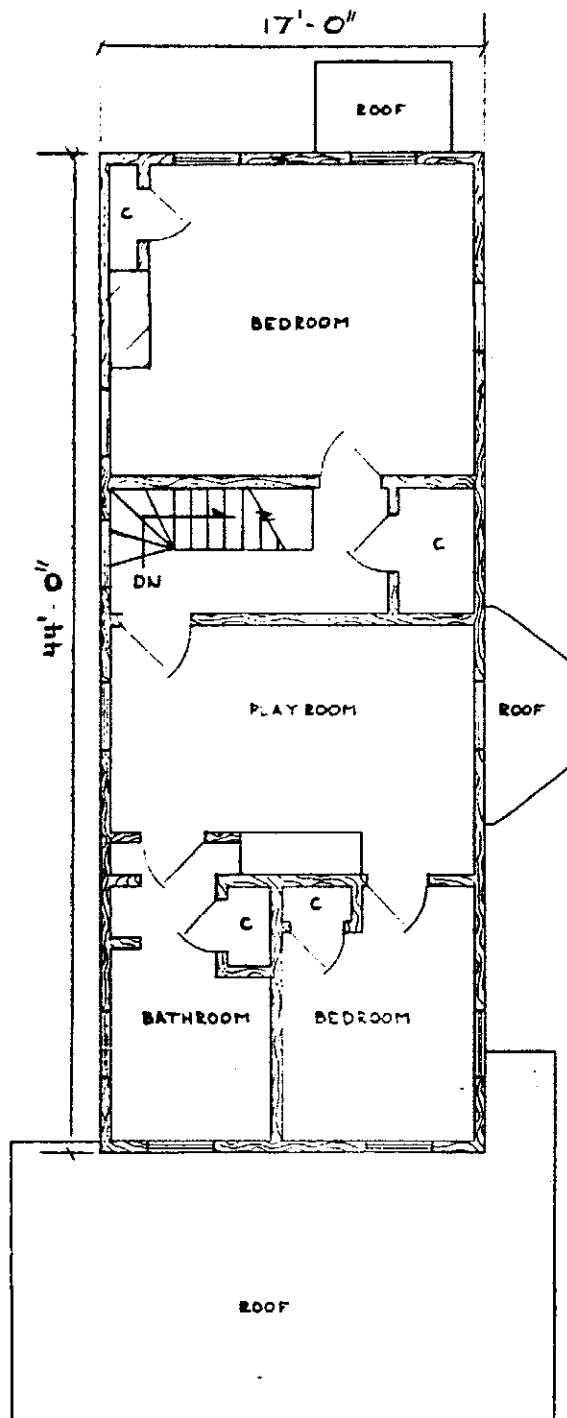


William Harper, AIP; Consultant
1643 Barrington Road
Columbus, Ohio
March 2, 1981



FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"



SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"